

Design and Access Statement: 26 Glenalla Road, Ruislip, Middlesex. HA4 8DL

The existing property is a detached 3 bedroom bungalow which already benefits from a single storey rear extension, and loft conversion with rear dormer.



The access to the property is via Glenalla Road and the property benefits from off-street parking for 2 vehicles.

This property has recently been granted a Certificate of Lawful Development for alterations to their main roof to create a large side dormer and gable the rear roof of the original dwelling. The approved proposals (Ref: 43500/APP/2026/1047) included removing the existing rear dormer as part of these works.

Our proposal is to take the newly approved rear gable roof back over part of the existing extension to make the roof space more beneficial. We have proposed to set the gable back 1m from the back of the extension to reduce the impact on any neighbours, this would be a similar position to where the existing rear dormer is currently positioned.

This process has been approved on many other occasions on Glenalla Road, where permitted development has been used to enlarge the roof space, before applying for Planning permission to increase the roof space further.

The proposal also includes to gable the front of the bungalow, maintaining a setback with a pitched roof over the existing bay windows.

This allows our clients to create an extra room as a study at the front of the bungalow with primary window facing the road. This also allows our clients to have sufficient space on the new roof design to re-position their solar panels.

Again, numerous properties down Glenalla Road also benefit from a gable to the front of their property and many have been granted Planning permission to do so. When driving down the road, a front gable is visible at numbers 1 -7, 13, 15, 17, 28, 31, 33, 38 and 40, with many large side dormers also visible.

Examples of properties down Glenalla Road....









Our clients property at number 26 wishes to do similar to the above developments and utilise their roof space in the same way as many of their neighbours. Even with the development, the property at number 26 would still remain much lower than both neighbouring properties as shown below.



